

039.0

0002

0005.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

644,100 / 644,100

USE VALUE:

644,100 / 644,100

ASSESSED:

644,100 / 644,100


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
6		WHEATON RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: VALMINUTO JOHN J	
Owner 2: VALMINUTO ELEANOR T	
Owner 3:	
Street 1: 6 WHEATON RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

Postal: 02474	Type:
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PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov:
Postal:

Postal: 02474	Type:
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NARRATIVE DESCRIPTION
This parcel contains .149 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1956, having primarily Vinyl Exterior and 2319 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo
s Street
t Gas:

BUILDING PERMITS
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment

5/11/1994	183	Manual	2,500					ROOF

ACTIVITY INFORMATION	Date	Result	By
12/8/2018 MEAS&NOTICE	CC	Chris C	
1/13/2009 Meas/Inspect	345	PATRIOT	
2/20/2000 Mailer Sent			
2/17/2000 Entry Denied	197	PATRIOT	
8/28/1993 KT			

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Adj Neigh Neigh Neigh Infl 1 % Infl 2 % Infl 3 % Appraised Alt Spec J Fact Use Value Notes
Code Fact Price Units PriceUnits
101 One Family 6500 Sq. Ft. Site 0 64. 0.95 3

Sign: VERIFICATION OF VISIT NOT DATA
/ / /

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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 19 - Ranch				Full Bath: 1	Rating: Good														
Sty Ht: 1 - 1 Story				A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 1 - Concrete				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath: 1	Rating: Fair														
Prime Wall: 4 - Vinyl				A HBth:	Rating:														
Sec Wall:		%		OthrFix:	Rating:														
Roof Struct: 1 - Gable																			
Roof Cover: 1 - Asphalt Shgl																			
Color: TAN																			
View / Desir:																			
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>				<b>SKETCH</b>							
Grade: C - Average				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units 1									
Year Blt: 1956	Eff Yr Blt:			A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O										
Alt LUC:		Alt %:		Frl:	Rating:			Other											
Jurisdct:		Fact: .		WSFlue:	Rating:			Upper											
Const Mod:								Lvl 2											
Lump Sum Adj:								Lvl 1											
<b>INTERIOR INFORMATION</b>				<b>CONDOS INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>							
Avg Ht/FL: STD				Location:				Exterior:	No Unit	RMS	BRS	FL							
Prim Int Wal 2 - Plaster				Total Units:				Interior:	1	7	3	M							
Sec Int Wall: 8 - Plyw Panel	25 %			Floor:				Additions:											
Partition: T - Typical				% Own:				Kitchen:											
Prim Floors: 3 - Hardwood				Name:				Baths:											
Sec Floors: 4 - Carpet	30 %							Plumbing:											
Bsmnt Flr: 14 - Asphalt Tile								Electric:											
Subfloor:								Heating:											
Bsmnt Gar:								General:											
Electric: 3 - Typical																			
Insulation: 2 - Typical																			
Int vs Ext: S																			
Heat Fuel: 2 - Gas																			
Heat Type: 1 - Forced H/Air																			
# Heat Sys: 1																			
% Heated: 100	% AC: 100																		
Solar HW: NO	Central Vac: NO																		
% Com Wal	% Sprinkled																		
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:							
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 039.0-0002-0005.A												<b>IMAGE</b>			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y	1	6X12	A	AV	1970	0.00	T	39.2	101							
More: N	Total Yard Items:					Total Special Features:								Total:					
																			